

SPECIFICATION

TRANQUILITY 3 Car Garage Model

The following specifications shall be attached to and become part of the contract:

The following will be Included as part of construction package

SITEWORK

Land Clearing, Grading and Fill per plans. Land clearing 65' beyond back side of structure

Sod 25' from perimeter of house or total of 12,000 sf

STRUCTURAL

Compacted termite treated soil with vapor barrier under slab

3000 psi fiber mesh concrete monolithic slab with reinforced footers

8" Masonry block exterior walls bearing Height 9'4"

INTERIOR/ROOF FRAMING

Pre-engineered roof trusses with OSB sheathing and water barrier per plans

Interior 2x4 wood or steel framed walls with 1x2 pressure treated furring on block walls

Wood backing for drapery above windows and French door

Sound batt insulation bath walls, laundry and kitchen

Insulated board for exterior walls, R-30 insulation above Vaulted ceiling, R-30 blown insulation above flat ceilings, R-11 insulation in garage wall

PLUMBING

American standard or equal Elongated white toilet, spare bath white porcelain tub, white under mounted sink with brushed nickel trim

Ice maker line for Refrigerator

Pot filler above Range Top and below Exhaust Hood

Master bath free standing tub. Glass door for shower Entry

Washer/Dryer hook up with vent

4 hose Bibs

50 Gal Electric HW Heater

Properties that require a well will also include a water filtration and conditioner system located in the garage next to the water heater

AIR CONDITIONING AND HEATING

Central heat and air per plans- 4 ton unit

ELECTRICAL

200 amp service panel

Copper wiring

Decorative lighting (dome lights, LED can lights, Ceiling fans and chandeliers) per plans

Two exterior weather proof outlets

Four Coach lights at entry to 16' and 9' Garage door openings, and Garage Service Half glass Door

Lanai ceiling fans with 4 can lights

Smoke alarm per building code

White outlet and switch plates

APPLIANCES

Builder Grade Stainless Steel Electric Refrigerator, Range/Stove/exhaust hood, Dishwasher, Microwave and 19-inch Wine Fridge.

INTERIOR FINISHES

½" Drywall walls and 5/8" Drywall ceiling, moisture board in wet area Orange peel texture on walls and knockdown texture for Ceiling

2 coats Sherwin Williams Natural Choice eggshell paint for walls, Satin in bath areas and Flat white ceiling paint

Semi-gloss white doors and trim

(6) Paneled interior doors with brushed nickel hardware

Ball Catch doors for all spare bedroom closets

Sliding Barn door separating Spare Bedrooms retreat

Wood cabinets with self-closing hardware and brushed nickel knobs- 42" upper in Kitchen

Granite tops for kitchen, baths vanities and folding table in Laundry

White Subway tile Backsplash in Kitchen area above countertops

Under mount stainless steel kitchen sink / White Rectangle undermount vanity sinks

Mirror above vanities with Vanity light, towel bar and toilet paper dispenser roll in baths

Tile on shower/tub area walls, bath floor

LVP in Living area/Kitchen

Carpet in bedrooms

Coated wire shelving for closets

EXTERIOR

25 YR. architectural shingles

Vinyl soffit with aluminum fascia and drip edge

Vinyl, single hung, Low E insulated windows

Stucco finish with contemporary bands on front elevation of home

Stone veneer beneath stucco band on front elevation

Two coats exterior eggshell/satin paint

8' Fiber Glass/Steel entry door with decorative glass insert and side light, 1 Exterior garage door (3-car only) with half-light kit

8' Double French door with full light and side light for back lanai access

8' Full light lanai entry door

16' wide and 9' wide Raised panel white garage door with 1 exterior keypad and remotes

16' wide 65' long Concrete driveway with walkway to front entry per site plan

Exterior wall colors, Front door color, bathroom tile, living area LVP, bedroom carpet, granite and cabinets can be selected from Zornconstruction.com web site.

Stainless Steel Appliances, Electrical package, sinks and plumbing trim comes as a package and is a part of the specs chosen by Zorn Construction and Development. These items are included in the contracted price.

